

**202, 1410 1 Street SE**  
**Calgary, Alberta**
**MLS # A2221307**

**\$274,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Steam Room, Walk-In Closet(s)

**Inclusions:** NA

NOT YOUR TYPICAL CONDO &ndash; CHECK OUT THE HUGE CORNER PATIO TERRACE! This isn't your average one-bedroom, this unit comes with a RARE oversized patio - far bigger than the typical condo balcony. Whether you're BBQing, entertaining, or kicking back with a drink enjoying the afternoon & evening sun, this outdoor space takes your lifestyle up a notch. **FEATURING:** 9 Ft Ceilings &bull; Fresh Paint, Modern New Floors & Tile &bull; Walk-through Closet to Ensuite Bath &bull; Titled Underground Parking + Storage Locker &bull; In-suite Laundry. Sasso is an 18+ Adult CONCRETE building loaded with **AMENITIES:** Fully Equipped Gym &bull; Hot Tub, Steam Room &bull; Games Room with Wet Bar, Pool & Poker Tables &bull; Theatre Room, Concierge & 24/7 Security &bull; Beautiful Treed Terrace & Outdoor Courtyard. **TOP-TIER LOCATION:** 30 seconds to Victoria Park LRT &bull; Steps to Stampede Grounds, BMO Centre, Saddledome & the new Scotiabank Place (2027) &bull; 1 block to 17th Ave restaurants, Shops & Nightlife &bull; Quick access to East Village, Mission, Bike Lanes & +15 System &bull; Shoppers Drug Mart at the base of the building & Sunterra Market & Starbucks just a block away &bull; Stroll to Reader Rock Garden or along the Elbow River Pathways. Don't miss the chance to own one of the few units with this kind of outdoor space in a building that defines lifestyle, walkability & lock-and-leave simplicity. Cats allowed (board approval), sorry, no dogs.